



General Assembly

February Session, 2008

Raised Bill No. 144

LCO No. 956

00956_____HSG

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

***AN ACT CONCERNING RELOCATION ASSISTANCE FOR PERSONS
DISPLACED BY CONDOMINIUM CONVERSION.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47-88d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2008*):

3 Any declarant of a conversion condominium shall pay moving and
4 relocation expenses to each household which does not purchase its
5 dwelling unit and does not have an adjusted gross income for federal
6 income tax purposes of more than [twenty-one thousand dollars, if
7 unmarried, or twenty-five thousand dollars jointly with spouse, if
8 married] eighty per cent of the area median income, adjusted for
9 family size, for the area in which the condominium is located, as
10 determined by the United States Department of Housing and Urban
11 Development, in an amount equal to the amount charged for two
12 months' rent for such dwelling unit at the time the conversion was
13 declared or one thousand dollars, whichever is greater.

14 Sec. 2. Section 47-287 of the general statutes is repealed and the
15 following is substituted in lieu thereof (*Effective July 1, 2008*):

16 (a) Except as provided in subsection (b) of this section, a conversion
 17 tenant is entitled to a relocation payment from the declarant if the
 18 tenant's household income qualifies under subsection (c) of this section
 19 and he moves from his converted unit either during or after the
 20 transition period. The relocation payment shall be in the amount of
 21 two months rent or one thousand dollars, whichever is greater.

22 (b) If a conversion tenant executes a written lease for a term of at
 23 least one year at any time after the tenant receives a conversion notice,
 24 the lease may provide that, after the transition period ends, the tenant
 25 waives his right to a relocation payment pursuant to this section.

26 (c) A tenant's household income qualifies, for purposes of
 27 subsection (a) of this section, if his household has an adjusted gross
 28 income for federal income tax purposes of less than [twenty-one
 29 thousand dollars if the tenant is unmarried, or twenty-five thousand
 30 dollars if he is married] eighty per cent of the area median income,
 31 adjusted for family size, for the area in which the condominium is
 32 located, as determined by the United States Department of Housing
 33 and Urban Development.

34 (d) The relocation payment shall be made within ten days after the
 35 tenant vacates and shall not be considered as income or resources to
 36 the extent so provided for payment to a displaced person pursuant to
 37 section 8-277.

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| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | July 1, 2008 | 47-88d |
| Sec. 2 | July 1, 2008 | 47-287 |

Statement of Purpose:

To adjust income eligibility for relocation assistance for tenants displaced by condominium conversion, based on inflation since January 1, 1983, the date of the last adjustment.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]